

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	NEWCOMB ST, ARLINGTON

OWNERSHIP

Owner 1:	SAMPSON MARTHA J/TRUSTEE		
Owner 2:	42-44 NEWCOMB ST REALTY TRUST		
Owner 3:			
Street 1:	16 SALISBURY STREET		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1: SAMPSON RICHARD L JR & -		
Owner 2: SAMPSON MARTHA J -		
Street 1: 16 SALISBURY STREET		
Twn/City: WINCHESTER		
St/Prov: MA	Cntry	
Postal: 01890		

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2292 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)[illegible]

Total AC/HA:	0.08469	Total SF/SM:	3689	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	424,536	Spl Credit	Total:	424,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3689.000	576,600		424,500	1,001,100		6148
							GIS Ref
							GIS Ref
Total Card	0.085	576,600		424,500	1,001,100	Entered Lot Size	
Total Parcel	0.085	576,600		424,500	1,001,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		436.78	/Parcel: 436.78	Land Unit Type:	Insp Date
							11/17/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	576,600	0	3,689.	424,500	1,001,100		Year end	12/23/2021	PRINT	
2021	104	FV	550,800	0	3,689.	424,500	975,300		Year End Roll	12/10/2020		Date
2020	104	FV	550,900	0	3,689.	424,500	975,400	975,400	Year End Roll	12/18/2019	12/29/21	18:49:55
2019	104	FV	411,500	0	3,689.	451,100	862,600	862,600	Year End Roll	1/3/2019		
2018	104	FV	408,800	0	3,689.	329,000	737,800	737,800	Year End Roll	12/20/2017	LAST REV	
2017	104	FV	383,800	0	3,689.	286,600	670,400	670,400	Year End Roll	1/3/2017	Date	Time
2016	104	FV	383,800	0	3,689.	244,100	627,900	627,900	Year End	1/4/2016	11/20/17	07:49:06
2015	104	FV	342,800	0	3,689.	238,800	581,600	581,600	Year End Roll	12/11/2014	ekelly	

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
6/9/2015	Sales Review	PT	Paul T
7/2/2014	External Ins	PC	PHIL C
4/30/2009	Meas/Inspect	189	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

[illegible]